



# HARWOODS

Chartered Surveyors & Estate Agents

## TOWN CENTRE RETAIL SHOP

NIA 83.03 sq m (894 sq ft) approx



**5 SILVER STREET  
WELLINGBOROUGH  
NORTHANTS  
NN8 1BQ**

**TO LET – NEW LEASE - £13,250 per annum exclusive**

This town centre retail shop unit is located on Silver Street which is the main thoroughfare of the town. The property benefits from modern aluminium framed frontage, large retail sales area, first floor storage/office space and parking to the rear. The property has a suspended ceiling, fluorescent lighting and 2 cloakrooms to the first floor.

Wellingborough has a population of approximately 72,000 with a wider catchment area from the surrounding villages.

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**  
**Tel: (01933) 441464**

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**NET INTERNAL AREAS:**

Ground Floor Sales Area: 43.68 sq m (470 sq ft)  
 First Floor Storage: 39.35 sq m (424 sq ft)

**TOTAL:** 83.03 SQ M (894 SQ FT)

**THE PROPERTY:****Ground Floor:**

Retail Sales Area, Disabled Cloakroom/wc, Rear Access.

**First Floor:**

Storage/Office Space, 2 Cloakroom/wc's

**Outside:**

Vehicular access through archway to rear car park with parking available for up to 3 vehicles.

**LEASE:**

New Lease on full repairing and insuring basis (subject to surrender of the existing Lease).

**TERM:**

Negotiable term with a minimum of 3 years.



Rear Elevation

**RENT:**

£13,250 per annum exclusive paid quarterly in advance by standing order.

**RENT REVIEWS:**

Every 3 years upwards only to open market value.

**RENT DEPOSIT DEED:**

Equivalent to 3 months rent to be lodged by the Tenant.

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None.

**RENT DEPOSIT DEED:**

Equivalent to 3 months rent to be lodged by the Tenant.

**SERVICES:**

We understand that mains water, electricity and drainage are connected to the property.

Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

**BUSINESS RATES:**

From information supplied from the Local Authority and the VOA web site the rateable value of the premises is £9100. You will have to make your own enquiries with regard to rates payable.

**LEGAL FEES:**

Each party to be responsible for their own legal costs in respect of this new Lease.

**ENERGY PERFORMANCE ASSET RATING:**

E-113

701/DJW

**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

**Duncan Woods BSc(Hons) AssocRICS – Tel: 01933-441464  
 or e-mail [com@harwoodsproperty.co.uk](mailto:com@harwoodsproperty.co.uk)**

**WARNING** Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

**VAT:** All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.